Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

8 MARGATE AVENUE FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$650,000	&	\$715,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$740,000	Prop	erty type	ty type House		Suburb	Frankston
Period-from	01 May 2023	to	30 Apr 2	2024	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

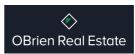
Address of comparable property	Price	Date of sale
66 COOGEE AVENUE FRANKSTON VIC 3199	\$780,000	08-Feb-24
31 ROBERTS STREET FRANKSTON VIC 3199	\$720,000	14-Jan-24
76 HEATHERHILL ROAD FRANKSTON VIC 3199	\$780,000	16-Feb-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 01 May 2024





Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



66 COOGEE AVENUE FRANKSTON Sold Price VIC 3199

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\$ 2

\$780,000 Sold Date 08-Feb-24

Distance

0.39km



31 ROBERTS STREET FRANKSTON Sold Price **VIC 3199**

** \$720,000 Sold Date 14-Jan-24

Distance 0.59km



76 HEATHERHILL ROAD **FRANKSTON VIC 3199**

■ 3

= 4

₾ 1

aggregation 2

Sold Price

\$780,000 Sold Date 16-Feb-24

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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